FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **578,500.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12/16/2024 Notary Public MY COMMISSION EXPIRES: March 3, 2026 (AFFIX SEAL)

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Karen Johnson
Batch # 1217159
12/17/2024 10:28:55 AM
Fees: $13.00 Taxes: $2,140.45
20241217-0097805

Davidson County
DEEDWARR
2 pgs

This Instrument Prepared by and Return To:

FOUR STAR TITLE LLC

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #24-4994

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eddie L. Porter, Jr. and Barbara K. Porter	Eddie L. Porter, Jr. & Barbara K. Porter	**131-06-0D-540.00CO**
540 Belair Way **Nashville, TN 37215**	6412 Lansing Drive Nashville, TN 37209	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jennifer Rena Holt, Trustee of Jennifer Rena Holt Revocable Trust,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eddie L. Porter, Jr. and wife, Barbara K. Porter,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 540 on the Plan of Burton Hills Townhomes, Village of Belair, Phase I, a Condominium, of record in Exhibit B of the Master Deed of record in Book 6690, page 70, as Amended in Book 6690, page 70, Book 6739, page 701, page 6824, page 298, Book 6890, page 963, Book 6903, page 351, Book 6962, page 325, Book 9398, page 13 and Doc. No. 20010627-0068123, re-recorded in Doc. No. 20050708-0079325, and Second Amendment to ByLaws in Instrument No. 20031016-0153582, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Jennifer Rena Holt, in her fiduciary capacity as Trustee of Jennifer Rena Holt Revocable Trust by Quitclaim Deed dated November 30, 2018 from Jennifer Rena Holt, recorded December 10, 2018, in Instrument Number 20181210-0120098, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **540 Belair Way, Nashville, TN 37215**
(House Number) (Street) (City, State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed on this the ____ day of **December, 2024**.

Jennifer Rena Holt Revocable Trust

Jennifer Rena Holt, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Jennifer Rena Holt, whom I am personally acquainted and who upon her oath acknowledged herself to be the Trustee and she being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of the Jennifer Rena Holt Revocable Trust.

Witness my hand and official seal on this the 16th day of **December, 2024**.

NOTARY PUBLIC

My Commission Expires: 1/28/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY